



Subdivision Resome R-1-A to R-1-B  
 Date 1 Nov 77 Item # 79-77  
 Petitioner Spomer Construction Co.

Preliminary  
Review Agencies Comments

Final  
Review Agencies Comments

No Comments from  
Review agencies



Action Taken  
 P.C. Approved 30 Nov 77  
 C.C. Approved 21 Dec 77

Action Taken  
 P.C. \_\_\_\_\_  
 C.C. \_\_\_\_\_

Comments  
No changes in size  
or number of lots  
in Bell Ridge Sub.  
will be approved.

Comments



ITEMS REQUIRED FROM DEVELOPER

- Check
- Drainage
- Improvements
- Utility Agreement
- Landscaping
- Guarantee
- Title Investigation
- Covenants
- Annexation
- Other (Specify)

PETITION AND APPLICATION FOR REZONING

STATE OF COLORADO)
) ss.
COUNTY OF MESA )

TO THE PLANNING COMMISSION OF THE CITY OF GRAND JUNCTION

Gentlemen:

We, the undersigned, being the owners of the following described property, situated in the City of Grand Junction, County of Mesa, State of Colorado, to-wit:

A part of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section 1, Township 1 South, Range 1 West of the Ute Meridian; being more particularly described as follows:

Beginning at the Southeast Corner (SE Cor) of the Northwest Quarter (NW 1/4) of Section 1; Thence North 89°49'58" West along the South Line of the said Northwest Quarter (NW 1/4) of Section 1 a distance of 1038.97 feet; Thence North 00°02'34" East 879.90 feet; Thence South 89°51'18" East 1038.85 feet to a point on the East line of the said Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section 1; Thence South 00°02'05" West along the said East line of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section 1 a distance of 880.12 feet to the Point of Beginning.

Containing 21.01 acres, more or less, do respectfully petition and request that the Planning Commission amend the zoning ordinance of the City of Grand Junction by changing said above described land from R-1-A zone to R-1-B zone.

Respectfully submitted,

Spencer Crest Co.
Edward Spencer
President

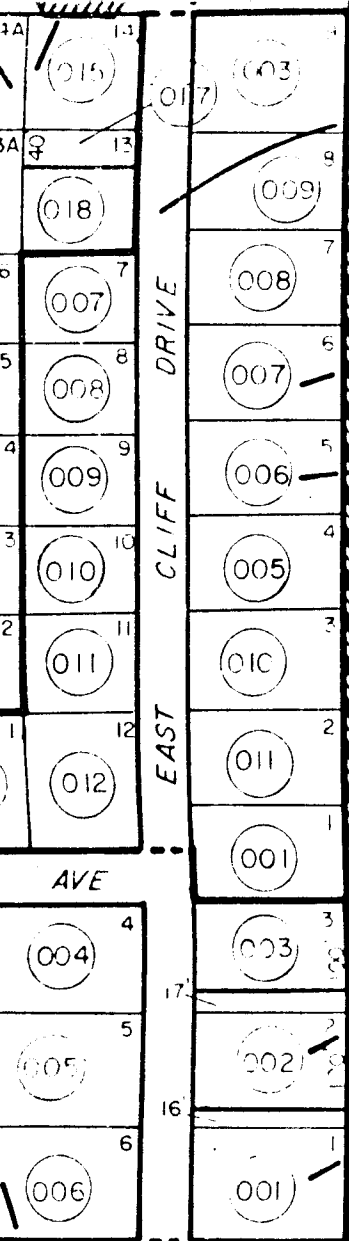
STATE OF COLORADO)
) ss.
COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 20 day of Oct. By EDWARD SPENCER, PRES of Spencer Crest Co for the purposes therein set forth.

My commission expires: 4.1.79

Sharon Linnion
Notary Public

\*NOTE: Filing of a petition to rezone requires a deposit of \$270.00 with the Planning Office to defray the cost of the amendment.

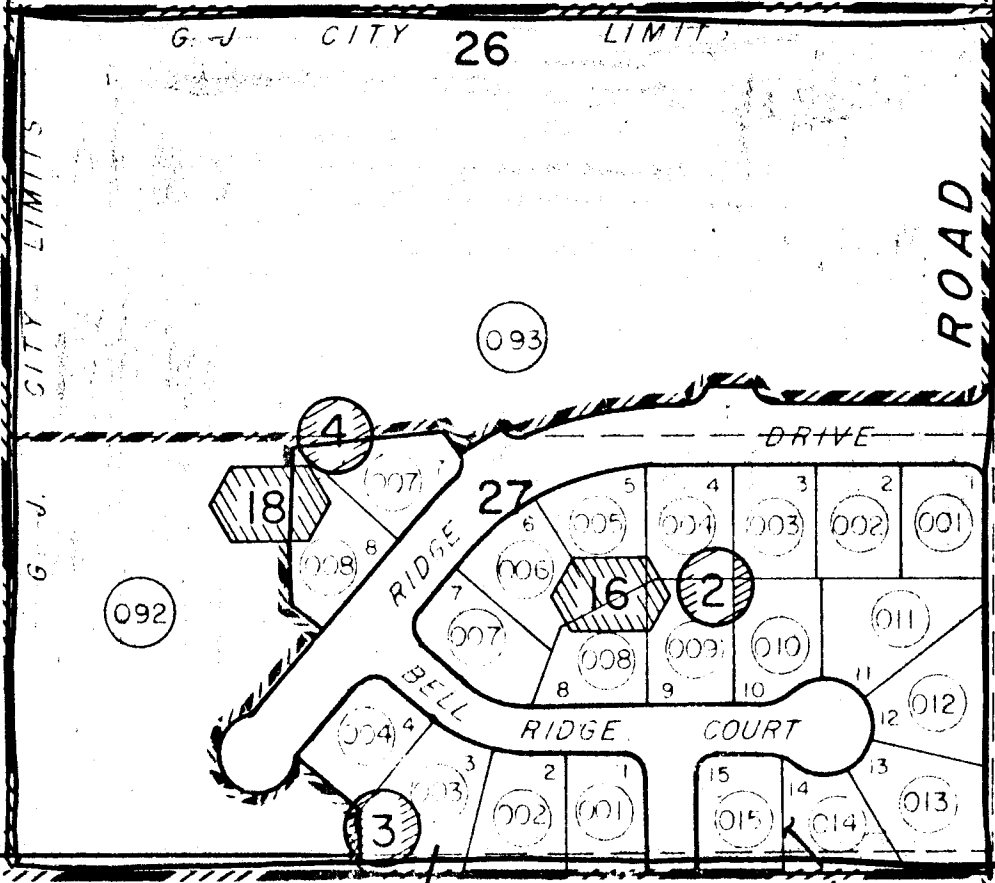


BLOCKS 4 & 7 & 8  
OF BLOCK 3  
O'NAN SUB.

JAYNES

25

033



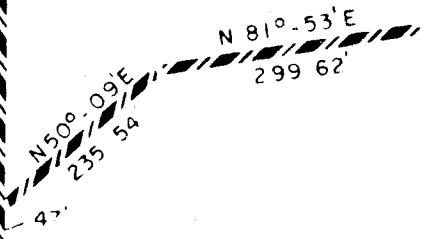
G. J. CITY 26 LIMITS

ROAD

DRIVE

17

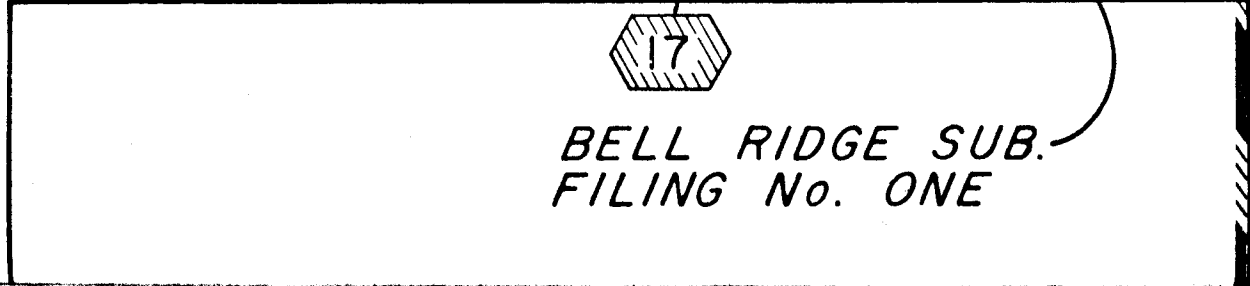
BELL RIDGE SUB.  
FILING No. ONE



05

SUB.

F 1/2



**Impact Study for  
Bell Ridge Subdivision**

**RESIDENTIAL ZONE CHANGE**

1. This zone change is requested to allow for the construction of larger single family unit on the presently platted portions of the Bell Ridge Subdivision. The change from R-1-A to R-1-B would reduce the side yard setback for 10 feet to 7 feet which would increase the buildable width from 65 feet to 71 feet on the typical 85 foot frontage lots.
2. The zone change would have no impact on the surrounding area. The area in question is presently zoned R-1-A and lot size and frontage will not be changed from the approved Preliminary Plat.
3. Distance to the downtown business center - 3 miles  
Distance to High School - 2.5  
Distance to Jr. High School - 2.4  
Distance to Elementary School - 1.9  
Distance to City park at Spring Valley - .5  
Distance to Lincoln Park - 1.8
4. Access to the site can be obtained from 27-1/2 Road from either F Road (Patterson) or G 1/2 Road and Horizon Drive.
5. The site has City sewer available on 27-1/2 Road, an eight-inch Ute Water Conservancy District line has been extended to the site. Telephone, gas and electric is also available to the site.
6. Impact on City facilities. The area requested for zone change has had the preliminary plat approved for 61 lots. The requested zone change will not increase the number of lots above that presently approved. Since approval was given at the preliminary stage for 61 lots and 21 lots in Filing No. 1, no unfavorable input would occur from this change.

Existing sewer and water lines have capacity to serve the development. Traffic, fire, police, parks and schools will not be affected by the zone change.

December 1, 1977

Edward Spomer  
Spomer Construction Company  
2623 G Road  
Grand Junction, CO 81501

Re: FILE #79-77 - REZONE R-1-A TO R-1-B

Dear Mr. Spomer:

The Grand Junction Planning Commission, at their regularly scheduled meeting of November 30, 1977, approved your request for a zone change from R-1-A to R-1-B for Bell Ridge Subdivision. The Planning Commission stated that the reason for requesting the zone change, as stated in your application, was legitimate but gave notice that no reduction of lot size or increase in the number of lots would be approved in either the final plat of Bell Ridge Filing #1 or the approved preliminary plan for the balance of Bell Ridge.

This item will be heard before the Grand Junction City Council on December 21, 1977. If you have any questions, please contact us prior to this date.

Sincerely,

Karl Metzner  
Planner I

KM:dlw